



**Request for City Council Committee Action  
From the Department of Planning**

**Date:** January 16, 2003  
**To:** Council Member Schiff, Chair and Committee Members  
**Referral to:** Zoning and Planning Committee  
  
**Subject** Corrected Legal Description of Vacation-1389

**Recommendation:** Approve revised legal description

**Previous Directives:** Douglas Muirhead and Faye Knowles, who own the property at 1017 Thomas Avenue South, petitioned to vacate a portion of Antoinette Avenue with the intention of constructing a new detached garage. The original Vacation application (Vac1389) was approved at the July 22, 2002 City Planning Commission meeting, at the July 30, 2002 Zoning & Planning Committee meeting and at the August 9, 2002 City Council meeting. The original Vacation was approved with a typographical error in the legal description.

Prepared or Submitted by: Hilary Watson, City Planner, 673-2639  
Approved by  
Presenter in Committee: Hilary Watson, City Planner, 673-2639

**Background/Supporting Information Attached:** Vacation-1389 was approved with a typographical error in the legal description. A portion of the original staff report that went to the City Planning Commission and the corrected Resolution is attached.

**Accessory Structure Size Variance, Setback Variances and Street Vacation**  
BZZ-699

**Date:** July 22, 2002

**+Applicant:** Douglas Muirhead and Faye Knowles

**Address of Property:** 1017 Thomas Avenue South

**Date Application Deemed Complete:** June 7, 2002

**End of 60-Day Decision Period:** August 6, 2002

**End of 120-Day Decision Period:** Not applicable

**Applicant has Waived 60-Day Requirement:** No

**Contact Person and Phone:** Douglas Muirhead and Faye Knowles, (612) 750-4312

**Planning Staff and Phone:** Hilary Watson, (612) 673-2639

**Ward:** 7      **Neighborhood Organization:** Bryn Mawr Neighborhood Association

**Existing Zoning:** R1

**Proposed Use:** New detached garage

**Concurrent Review:**

**Variance:** To increase the maximum permitted floor area of an accessory structure from the permitted 676 square feet to 792 square feet in order to allow a 22-foot by 36-foot detached garage to be built on a through lot.

**Variance:** To reduce the front yard setback from the required 25 feet to 2 feet along Antoinette Avenue to allow for the construction of a detached garage on a through lot.

**Variance:** To reduce the front yard setback from the required 25 feet to 1-foot along Antoinette Avenue to allow for the construction of a detached garage on a through lot.

**Variance:** To reduce the side yard setback from the required 6 feet to 5 feet to allow for the construction of a detached garage on a through lot.

**Vacation:** A portion of Antoinette Avenue (Vac1389)

**Previous Actions:** None

**Background:** The applicant is proposing to construct a new garage on their property. The proposed garage exceeds the maximum permitted size for an accessory structure and does not meet the front and side yard setbacks from Antoinette Avenue (see site plan). The applicants also need to vacate a portion of Antoinette Avenue in order to construct the garage as proposed.

**Neighborhood Review:** The applicants have indicated that they informed the Bryn Mawr Neighborhood Association of their plans and that the neighborhood association only resolved to acknowledge their project but took no other action.

**VACATION (Vac1389) – A portion of Antoinette Avenue Vacation**

**Development Plan:** The site plan for the development is attached.

**Responses from Utilities and Affected Property Owners:** All of the utilities have responded. None have requested easements.

**Findings:** The Public Works Department and City Planning Department find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the street vacation for that part of Antoinette Avenue as platted in Norwoods Cedar Lake Park Addition to Minneapolis described as follows: Beginning at the most easterly corner of Lot 5, Block 1, in said Norwoods Cedar Lake Park Addition to Minneapolis; thence Southeasterly on a line radial to the centerline of said Antoinette Avenue, 30.00 feet to said centerline; thence Southwesterly on said centerline to its intersection with a line drawn radial to the Northwesterly line of Lot 1, Block 10, Cedar Lake Park Addition to Minneapolis, from a point distant 44.01 feet Northwesterly, measured along said Northwesterly line, from the most Westerly corner of said Lot 1; thence Northwesterly on last said radial line to its intersection with the southeasterly line of said Lot 5; thence Northwesterly along said Southeasterly line to the point of beginning.

**(CORRECTED LEGAL DESCRIPTION TO BE USED)**

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Schiff

Vacating part of Antoinette Avenue (Vacation File No. 1389).

**Resolved by The City Council of The City of Minneapolis:**

Vacating that part of Antoinette Avenue, described as follows:

That part of Antoinette Avenue as platted in Norwoods Cedar Lake Park Addition to Minneapolis described as follows: Beginning at the most Easterly corner of Lot 5, Block 1, in said Norwoods Cedar Lake Park Addition to Minneapolis; thence Southeasterly on a line radial to the centerline of said Antoinette Avenue, 30.00 feet to said centerline; thence Southwesterly on said centerline to its intersection with a line drawn radial to the Northwesterly line of Lot 1, Block 10, Cedar Lake Park Addition to Minneapolis, from a point distant 44.01 feet Northeasterly, measured along said Northwesterly line, from the most Westerly corner of said Lot 1; thence Northwesterly on last said radial line to its intersection with the Southeasterly line of said Lot 5; thence Northeasterly along said Southeasterly line to the point of beginning.

Is hereby vacated.